





## Luxury living on the greens

Welcome to Sushant Golf City. A hi-tech residential township sprawling across 2000 acres. A world class international championship golf course surrounds residential and commercial areas, making life on the greens a reality. Luxury villas, designer landscaping, state-of-the-art infrastructure, excellent entertainment and healthcare facilities, lush greens, everything here is specially designed to excel even under the most discerning eye.

## Key features of the core infrastructure

With Gomti Nagar on one side, and the city's airport on the other... the location for Sushant Golf City will set new standards for all that is progressive and elegant.

- Strategically located on the Lucknow-Sultanpur National Highway on Amar Shaheed Path, Ring Road.
- Township is divided into manageable and compact sectors with regulated single entry/exit points.
- Paved roads with high quality riding surfaces.
- Underground optical fibre cables for telecommunication, electricity distribution, storm water drains and sewer systems.
- Efficient power distribution network.
- Regulated, potable water supply.
- Solid waste management with participation of residents.
- Rechargeable pits for rain water harvesting.
- Ample green cover and landscaping.
- Township maintenance and upkeep by a reputed maintenance agency.

Welcome to a new world



An 18 hole International Championship Standard Golf Course designed by Dr. Martin Hawtree, U.K.



Elite residential sectors developed by KTCY International, Thailand



Mahesh Bhupati Tennis Academy



Ansal Plaza



IT park



### Advantage Location



#### DISTANCE CHART

Zero km from Gomti Nagar Extension

Approx. 6 kms from Airport

Approx. 7 kms from Charbagh railway station

Not to scale



## The Champion of Championship Golf Courses

- An 18 hole International Championship Standard Golf Course
- Designed by Dr. Martin Hawtree, U.K., a world renowned name behind more than 750 golf courses across the globe
- Spread over 200 acres
- Contoured landscaping

## International Class Housing

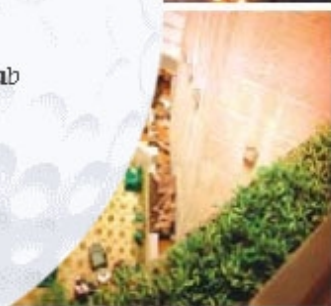
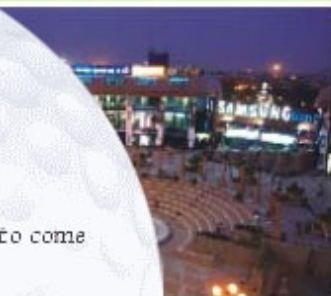
- Developed by world-renowned architects, KTG International, Thailand
- Apartments, villas and condominiums
- Well equipped offices and commercial spaces

## Mahesh Bhupati Tennis Academy

- In close proximity to the golf course
- Replete with modern infrastructure
- Equals the best in the world

## A Fine Mix of the Best Conveniences

- Educational Institutions for generations to come
  - Healthcare Facilities
  - Magnificent Hotels
- The Royal Palms Golf & Country Club
  - Golf Club with residential suites
    - IT Parks
    - Petrol Pumps
  - Post and Telegraph Office





## Shopper's Delight

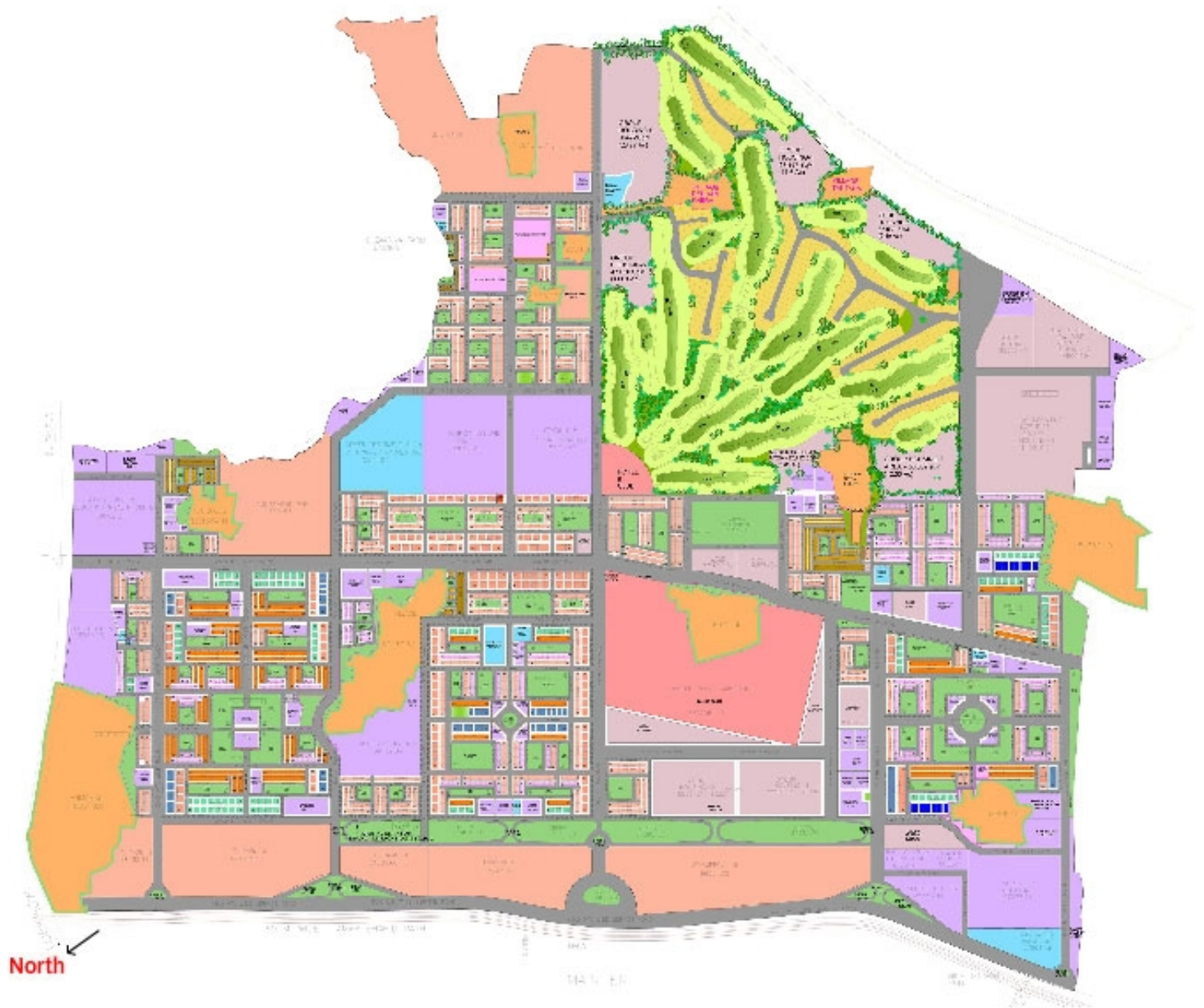
- Ansal Plaza
- Reputed brands under one roof
- Food Courts



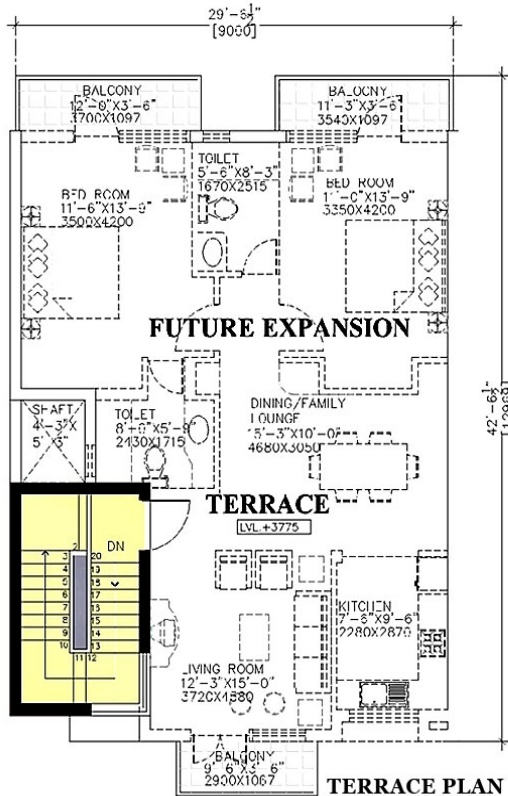
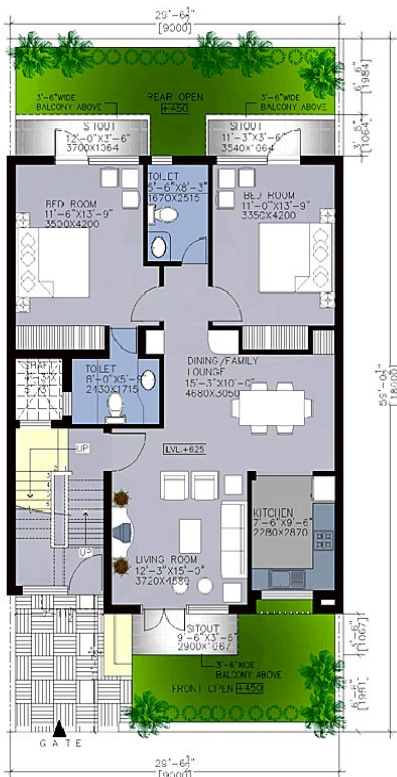
## Commercial Zones

- Banks and insurance companies
- Cyber cafes, BPOs, etc.
- Trading firms
- Security agencies and services
- Statutory bodies

# SUSHANT GOLF CITY LUCKNOW



# Pinewood Villa

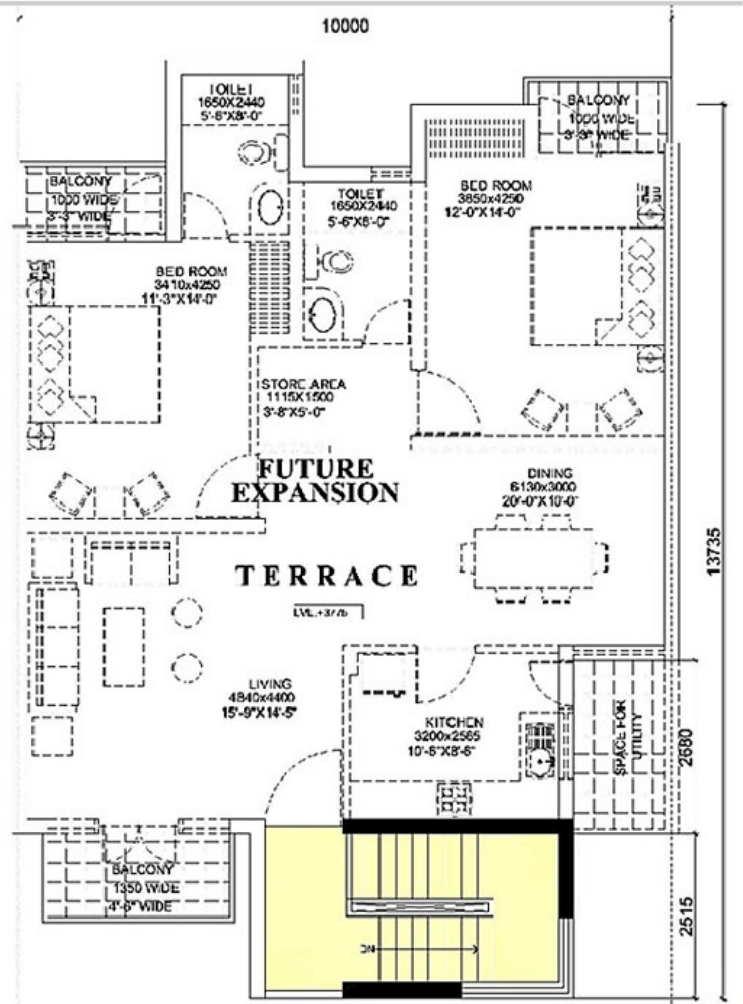
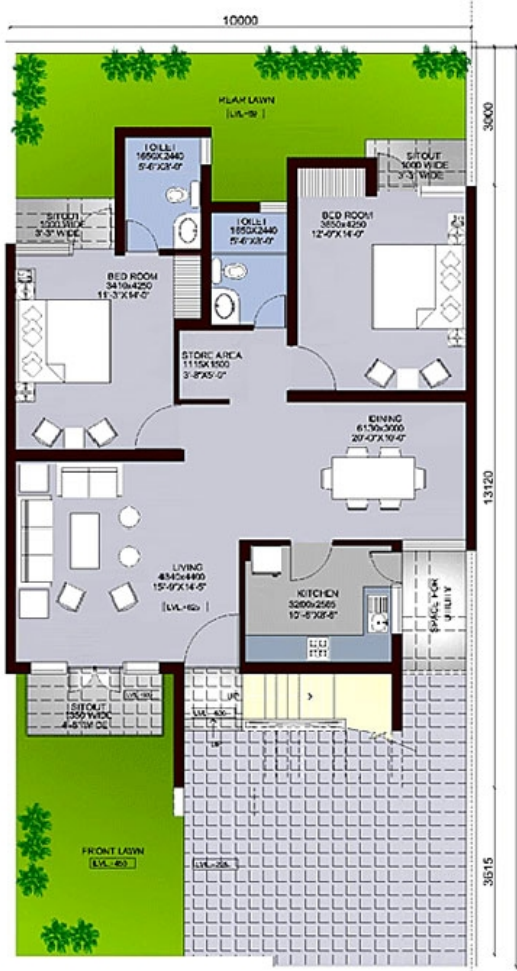


**Plot Size : 09.00Mx18.00M**  
**Plot Area : 162.00 Sq.Mtr.**  
**Sale Area : 122.00 Sq.Mtr.**  
**or 1315.00 Sq.Ft.**

Future Expansion



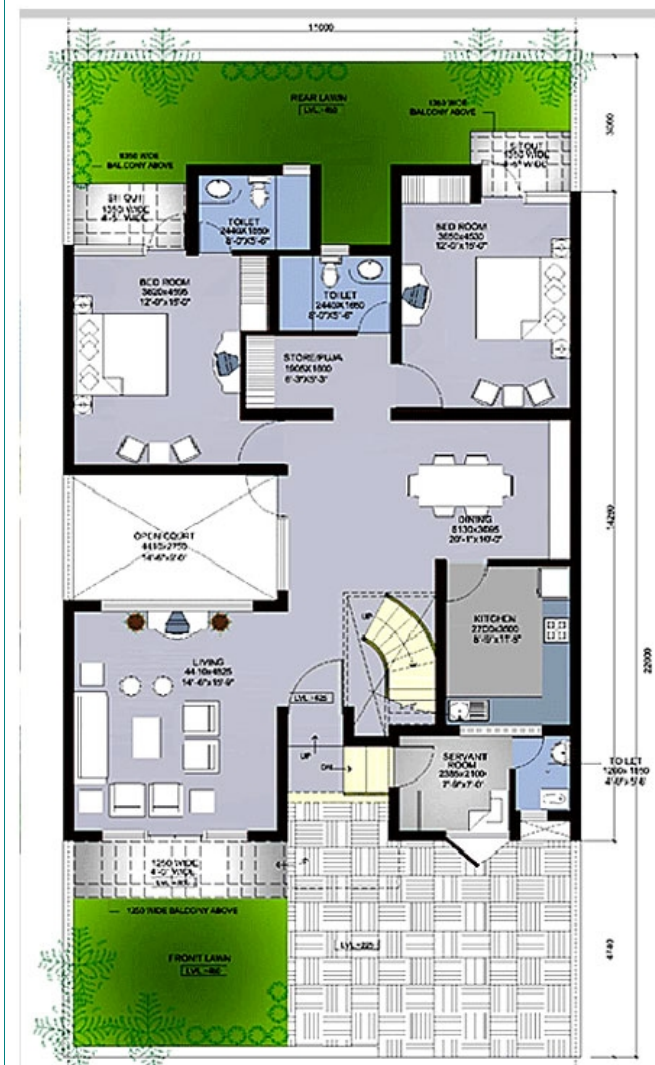
# Larchwood Villa



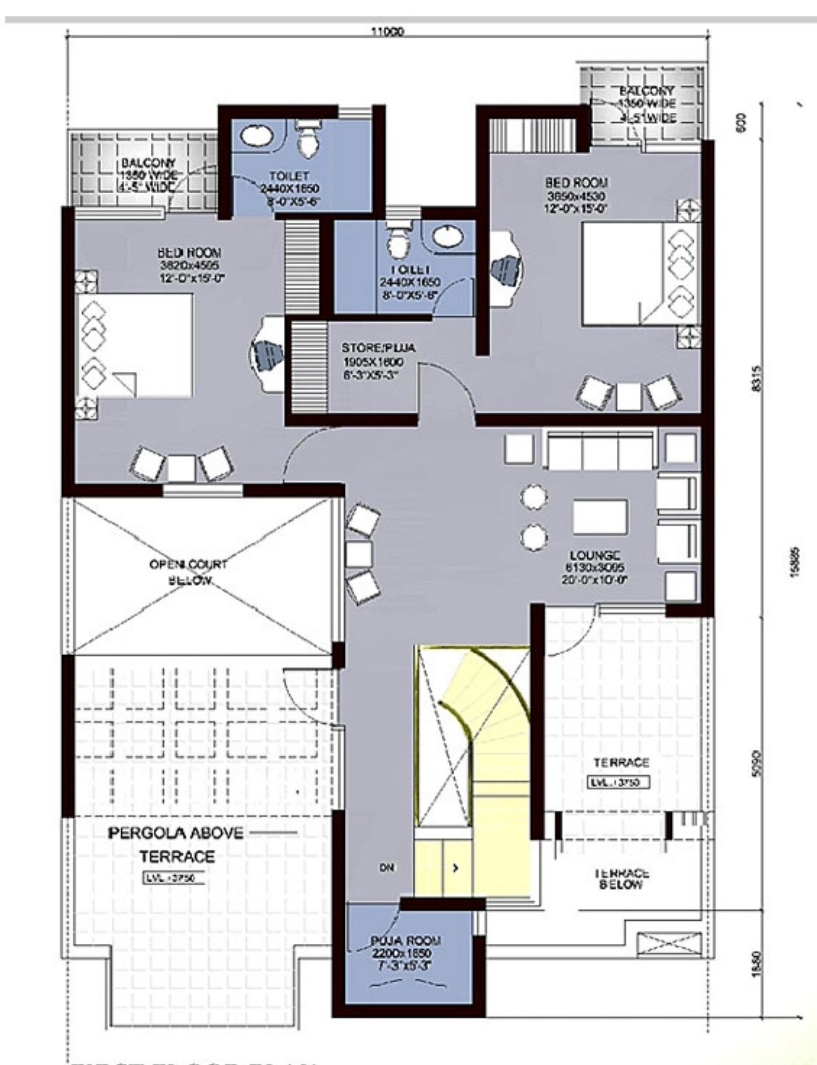




# Charmwood Villa



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



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Ansal Institute of Technology  
Chiranjiv Charitable Trust  
Star Estates Management Ltd.

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115, Ansal Bhawan  
16, Kasturba Gandhi Marg  
New Delhi-110 001  
Ph: 011-66302265/66, 09868121999, 098 11999367  
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Lucknow Office: Ground Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow-226 001, Ph: 0522-2209511/2207618, 09935139543, 09838107403.

Disclaimer: All details/specifications/impressions in this brochure are indicative based on available information and are subject to change.